



PC AGENDA: 04/10/02

ITEM: 4.c.

# Memorandum

**TO:** PLANNING COMMISSION

**FROM:** Stephen M. Haase

**SUBJECT:** SEE BELOW

**DATE:** April 4, 2002

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COUNCIL DISTRICT: 6

**SUBJECT: Appeal of the Planning Director's decision to deny Single-Family House Permit No. SF01-04-025 to construct a first and second-floor addition of 1,704 square feet to an existing single-family residence located at 1671 Shasta Avenue**

## BACKGROUND

This item was last before the Planning Commission on January 27, 2002. The Commission continued the item to February 27, 2002, to allow the applicant to modify the design of the house to reduce the perceived mass and scale and make it more compatible with the neighborhood. The Planning Commission asked that the applicant work with staff to further set back the second-story addition. At the applicant's request, the item was further deferred to allow additional time for revisions to the proposed project.

## ANALYSIS

In the previous analysis, Staff concluded that the proposed building profile would be out of place along the existing streetscape as the scale and mass appeared to be out of proportion with the adjacent residences and the neighborhood. Further, there was a lack of stylistic consistency among the building elements of the proposed design, and a lack of architectural compatibility with the neighborhood.

The applicant has made some revisions to the design, including measures to reduce the perceived scale of the entry feature and to minimize rooflines and forms; however, the most significant change needed to reduce the perceived mass and scale of the addition - further setting the second-story back - was not accomplished. Instead, the revised design has eliminated the front deck on the second-story and has replaced the deck with building area so that the second-story cantilevers over the first-story at the front elevation, thereby moving the second-story forward. In addition to the changes on the front elevation, glazing has been increased along the side and rear elevations. Specifically, an atrium/deck has been added to the second floor left side elevation, and a large skylight has been added to the master bedroom at the right side and rear elevations. In the previous design, the applicant proposed clerestory windows on the left side

elevation at the second story, which provided some privacy for the adjacent two-story home. While addition of the atrium/deck and revisions to the second floor layout appear to have resulted in a reduction in the floor area ratio (F.A.R.) from 0.51 to 0.49, the changes to the second-story have not reduced the overall mass, and have added to the jumble of volumes and elements. [The calculations provided on the revised plans show the existing residence to be 98 square feet smaller than the original submittal and the addition to be 1,638 square feet.] While staff appreciates the applicant's continued effort to revise the design, the revisions do not result in a house that is compatible with the surrounding neighborhood or consistent with the letter or intent of the *Single Family Design Guidelines*.

## RECOMMENDATION

Staff recommends that the Commission uphold the Planning Director's denial of the Single-Family House Permit.

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